



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JULY 25, 2022 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING:

- A) ROUTINE ITEMS:** *(All Rezoning and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the*

meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.07 acres and 0.84 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 501 & 519 Dallas Avenue.
2. Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.41 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 601 Dallas Avenue.
3. Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop and warehouse at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street.
4. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at the north 20 ft. of Lot 1 & all of Lot 2 excluding the northwest 225 ft. X 240 ft. of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3424 North 10th Street.

B) REZONING:

1. Initial zoning to R-3A (multifamily apartment residential) district: 19.953-acre tract (20.0 acres recorded) of land, being out of the West half of lot 13 section 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2700 Sprague Road.

C) CONDITIONAL USE PERMIT:

1. Request of Blanca I. Cantu, For a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 Ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(TABLED)**

D) Amending the Zoning Ordinance of the City of McAllen.

E) Public hearing and ordinance providing for the annexation of the west 19.953 acres of Lot Thirteen (13), Section Two Hundred Eighty (280), Texas Mexican Railway Company's Survey of Lands, Hidalgo County, Texas; 2700 Sprague Road.

END OF PUBLIC HEARING

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- A)** Approval of Minutes of Workshop and Regular meeting held July 11, 2022.
- B)** Confirmation of appointments to various Advisory Boards.
- C)** CONSENT COOP PURCHASES

- 1. Award of Contract through BuyBoard for the Purchase and Installation of a Splash Pad.
- D) Award of Contract for Grant Compliance Services.
- E) Ordinance providing for a Budget Amendment to the Marketing Fund.
- F) Resolution providing for an agreement with the Texas Department of Transportation (TxDOT) to contribute Right-of-Way funds (Fixed Price) for the FM 2220 Ware Road from SH 107 to Mile 5.
- G) Resolution authorizing the submittal of a grant application to the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Bureau of Justice (BJA) for funding under the FY 2023 Justice Assistance Grant (JAG) Program.
- H) Resolution authorizing the submittal of a grant application to the Office of the Governor (OOG), Texas Economic Development, for funding under the Texas Travel Industry Recovery Grant Program (TTIR).
- I) Subdivision Monthly Report.
- J) Status Report on Parks & Recreation Projects.
- K) Project Status Report through June 30, 2022.

3. BIDS/CONTRACTS:

- A) Award of Contract for the purchase of Fifty (50) Panasonic Toughbook CF-33 Mobile Tablets with Selected Options.
- B) Award of Contract for Technology Refresh of Emergency Operations Center in the Fire Administration Building.
- C) Award of Contract for the McAllen Hidalgo International Bridge Pedestrian Improvements Project.
- D) Award of Contract for the Gumwood Sidewalks Improvement (CDBG) Project.
- E) Consideration and Authorization to negotiate scope and fees with top ranked firm for Professional Engineering Services associated with the Jackson Hike and Bike Trail Phase II project.
- F) Consideration and Authorization to negotiate scope and fees with top ranked firm for Professional Engineering Services associated with the Vision Zero Plan.

4. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Future Agenda Items.

5. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) Consultation with City Attorney regarding pending litigation: Cause No. C-4364-20-I; Edgar Devora v. Michael Manuel Garza. (Section 551.071, T.G.C.)

- B)** Consultation with City Attorney regarding potential litigation regarding city alleys. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding potential litigation to collect underpaid accounts. (Section 551.071, T.G.C.)
- D)** Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- E)** Consultation with City Attorney regarding 2022 TGS Settlement. (Section 551.071, T.G.C.)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on July 22, 2022 at 3:30 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary